

THE MODERN HOUSE



*London NW8
Sold*

Rowley Way IX

This exemplary one-bedroom ex-Local Authority apartment with large balcony is located on the iconic Alexandra & Ainsworth Estate in St John's Wood. Built in the late 1960s to a design by the revered Modernist architect Neave Brown, the development has been given a rare Grade II* listing by English Heritage. In 2018, Brown was awarded the RIBA Royal Gold Medal in recognition of his pioneering contribution to the 'advancement of architecture', of which his Alexandra and Ainsworth Estate is surely the most revered example.

This particular apartment is located towards the eastern end of the estate. Unlike the majority of apartments, there isn't another high block in front, so it is particularly private and light, and enjoys an uninterrupted view of the sunset each evening. Internal accommodation measures approximately 499 sq ft and contains a fantastic open-plan reception and dining area which opens onto a south-facing balcony through full-height glazed doors.

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The apartment has been sensitively refurbished and retains a number of original features, such as the large sliding door that separates the reception room from the sleeping area, the wonderful glazed timber-framed sliding doors and the original cupboards throughout.

Residents are able to rent spaces in the estate's lock-up basement car park as and when spaces become available. There is also a beautiful four acre park on the estate.

Rowley Way is located near the amenities of London's famous Abbey Road, with a further range of shops, cafés and restaurants on St John's Wood High Street and West End Lane. The open spaces of Primrose Hill and Regent's Park are also within walking distance. The Underground is available at nearby Swiss Cottage (Jubilee Line), and the Overground at South Hampstead.

With its striking stepped concrete terraces, the Alexandra & Ainsworth Estate (also known as Alexandra Road) is the most famous of the social housing schemes built during Camden's "golden age" in the 1960s and 1970s. For more information on the background to the development, please refer to the History section.

Tenure: Leasehold Lease Length: approx. 105 years remaining Service Charge: approx. £2,000 per annum which covers buildings insurance, freeholders' administration and management charges, repairs to shared areas and the outside of the building, heating and hot water Ground Rent: approx. £10 per annum

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.